

Telephone: +44 118 237 8672  
Email: [sophie.morris@wokingham.gov.uk](mailto:sophie.morris@wokingham.gov.uk)  
Date: 10th July 2026  
My ref: SPM/191068/R10  
File ref: [https://wokingham.sharepoint.com/sites/DevelopmentDelivery/Shared Documents/South Wokingham/Phase 2b/191068 Phase 2b/Conditions/00 tracking & discharge/Decision letter Conditions of planning permission 191068 Parcel R10 2026\\_07\\_10.docx](https://wokingham.sharepoint.com/sites/DevelopmentDelivery/Shared Documents/South Wokingham/Phase 2b/191068 Phase 2b/Conditions/00 tracking & discharge/Decision letter Conditions of planning permission 191068 Parcel R10 2026_07_10.docx)



**WOKINGHAM  
BOROUGH COUNCIL**

|                             |
|-----------------------------|
| Development Delivery        |
| P.O. Box 157                |
| Shute End, Wokingham        |
| Berkshire RG40 1WR          |
| Tel: (0118) 974 6000        |
| Minicom No: (0118) 974 6991 |

Miller Homes Southern  
c/o Stefania Petrosino  
Nexus Planning  
3rd Floor, Suite 2  
Apex Plaza  
3 Forbury Road  
Reading RG1 1AX

By email only [s.petrosino@nexusplanning.co.uk](mailto:s.petrosino@nexusplanning.co.uk)

Dear Stefania,

#### **SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS**

**PARCEL R10 OF LAND AT PHASE 2B OF THE SOUTH WOKINGHAM STRATEGY DEVELOPMENT LOCATION (SDL)  
PLANNING PERMISSION 191068 (HYBRID PLANNING APPLICATION (FOR A MIXED USE DEVELOPMENT OF UP TO  
1,434 DWELLINGS, A TWO-FORM ENTRY PRIMARY SCHOOL, LOCAL CENTRE (INCLUDING COMMUNITY  
BUILDING) AND ASSOCIATED INFRASTRUCTURE.  
CONDITION APPLICATION REFERENCE 251442**

Thank you for your application for approval of details submitted pursuant to conditions 11 (Levels) and 15 (Landscaping) of planning permission 191068 dated 19 July 2024 submitted under the above discharge of conditions application references.

This letter is concerned with conditions relating to Parcel R10 only. Site Wide conditions are dealt with in separate correspondence. Please accept this letter as confirmation of the approval of details submitted pursuant to the following conditions. Details of the documents and drawings approved under these conditions are listed in the accompanying schedule:

- 11 (Levels), 15 (Landscaping). The approval of details under conditions 11 and 15 concludes the final conditions details submitted under application reference 251442 and the file will now be closed.
- Condition 41 (plant enclosure) requires approval of details before installation (if relevant).

This provides a brief overview of the current position regarding conditions relating to this phase only and I refer you to the schedule below for more detailed comments on each condition.

If you have any queries, please contact the case officer, Sophie Morris.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'CC' or similar initials, enclosed in a light grey rectangular box.

Connor Corrigan  
Head of Strategic Development, Planning Delivery

Enclosure:      Schedule of conditions relating to Parcel R10

## Schedule of conditions relating to Parcel R10

| Condition of 191068 | Drawing No/ Document Reference                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Received by the LPA | LPA Reference | Stage                        | Comments                                                                                                                                     | Approval |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|---------------|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|----------|
| Condition 9         | <p>Revised cover letter received 30.07.25 references materials plan P1914.R10.02 -AE (approved as part of the reserved matters approval) and sets out materials agreed through discussion as follows (with images of agreed materials appended at the end of this letter):</p> <p>Roof tiles: Russell Bute 3 in Slate Grey; Terracotta; Peat Brown; Cottage Red</p> <p>Bricks: Atherstone Red/Red multi or Autumn Glow/Glow multi</p> <p>Render: Weber Silver Pearl; Beige or Light Beige</p> <p>Garage doors to be black in the Waterloo Core character area and white in the Neighbourhood Residential character area</p> | 30.07.25            | 250723        | before commencement of phase | <p>Materials (see informative 22, relates to buildings, hard landscaping materials to be considered under condition 15):</p> <p>Approved</p> | 05.09.25 |
| Condition 11        | <p>A389-R10-RM-401 E Engineering Layout</p> <p>P1914.R10.23 Proposed Ridge Level Layout</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 13.01.26            | 250665        | before commencement of phase | <p>Levels details:</p> <p>Approved</p>                                                                                                       | 09.07.26 |
| Condition 14        | <p>MILL24614aiaams Rev B dated 22.07.25 Arboricultural Impact Assessment and Method Statement</p> <p>MILL24614-03 Tree Protection Plan B</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 24.07.25            | 250665        | before commencement of phase | <p>AMS:</p> <p>Approved</p>                                                                                                                  | 16.03.26 |
| Condition 15        | <p>P24-2114_EN_002G_R10 Detailed On-Plot Landscape Proposals (7 Sheets); P24-2114_EN_001D Landscape Masterplan; P24-2114_EN_003E Detailed POS Soft Landscaping Plan; P24-2114_EN_008E Detailed POS Hard Landscaping Plan; A389-R10-RM-401 E Engineering</p>                                                                                                                                                                                                                                                                                                                                                                 | 21.08.25            | 251442        | before commencement of phase | <p>Landscaping (see informative 23 re play space design):</p> <p>Approved</p>                                                                | 09.07.26 |

| Condition of 191068 | Drawing No/ Document Reference                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Received by the LPA | LPA Reference | Stage                        | Comments                                                                                                                                              | Approval |
|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|---------------|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
|                     | Layout; A389-R10-RM-530 C Basin cross sections; P24-2114_EN_12-01 Basin Sections; P24-2114_EN_12-02 Basin Sections; P24-2114 R10 Rev A Landscape Specification; A389-R10-RM-701 B Materials plan; P24-2114_EN_010 Tree Pit Details; P1914.R10.07-Y Proposed Enclosures Layout P1914.EW.101 R10 Entrance Wall, Plans & Elevations; P1914.R10.01-AM; 20.0032.0014.F1 R10 Rev 3 Ecological Mitigation Strategy 24.12.25; P24-2114_EN_011A Landscape Phasing Plan; P24-2114_EN_007B Landscape Ecological Management Plan; A389-R10-DD-2817 A Retractable Bollard Detail; A389-TN019 R10C Lighting; 3811-DFL-HLG-XX-DR-EO-13004 Rev P03 Lighting Layout Private and Adoptable; A389-R10-DD-701 C5 External Works Sheet 1; A389-R10-DD-702 C6 External Works Sheet 2; A389-R10-DD-703 C6 External Works Sheet 3; A389-R10-DD-704 C6 External Works Sheet 4; A389-R10-DD-705 C5 External Works Sheet 5; A389-R10-DD-706 C4 External Works Sheet 6; P24-2114_EN_13 Boundary treatment and Street Furniture; P24-2114_EN_14A Boundary Details |                     |               |                              |                                                                                                                                                       |          |
| Condition 16        | P24-2114_EN_07B Aug 25 R10 Landscape & Ecological Management Plan                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 21.08.25            | 251442        | before commencement of phase | LEMP: Approved                                                                                                                                        | 01.05.26 |
| Condition 23        | 25.0009.0001.F1 Rev 2 BNG Design Stage Report dated 21.01.26; South Wokingham R10- Metric 3.1 Biodiversity Calculator January 2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 23.01.26            | 251442        | before commencement of phase | BNG assessment: Approved                                                                                                                              | 01.05.26 |
| Condition 25        | AreaE_WSI_v5 Dated 23.04.25 by Oxford Archaeology                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 25.04.25            | 250912        | before commencement of phase | Archaeological WSI: 14.05.25 Berkshire Archaeology response - recommends submitted WSI for trenches in area E be approved.<br><br>Approved for area E | 04.07.25 |

| Condition of 191068 | Drawing No/ Document Reference                                                                                                                              | Received by the LPA      | LPA Reference | Stage                        | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Approval   |
|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|---------------|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
|                     |                                                                                                                                                             |                          |               |                              | Condition can't be fully discharged until reporting in accordance with approved WSI is completed                                                                                                                                                                                                                                                                                                                                                                                                                                      |            |
|                     |                                                                                                                                                             |                          |               | before occupation of phase   | post investigation assessment:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |            |
| Condition 31        | A389-R10-DD-500 Rev C2 – Drainage Strategy Overview                                                                                                         | 06.02.26                 | 260321        | installed before occupation  | surface water drainage:<br>Approved                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 16.03.26   |
| Condition 32        | DoC cover letter dated 17/03/25 ref: 40442 refers to drainage strategy submitted as part of RM submission 250399<br><br>A389-R10-RM-501 C Drainage Strategy | 19.03.25<br><br>24.07.25 | 250665        | before commencement of phase | connections to the drainage network:<br><br>01.07.25 Conditions review with Nexus: Drainage Strategy plan approved as part of RM to be submitted for approval under this DoC application.<br><br>24.07.25 Approved RM drainage strategy plan submitted under DoC application.<br><br>Approved<br><br>NB. Separate supplementary legal agreement currently progressing in relation to further details of POS containing underground SuDs storage management and maintenance of areas within POS containing underground storage crates. | 05.09.2025 |
| Condition 33        | A389-R10-RM-501 C Drainage Strategy                                                                                                                         |                          |               | before occupation of phase   | water quality treatment: Approved as part of RM decision                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 23.06.2025 |
| Condition 35        | A389-R10-RM-501 Rev C - Drainage Strategy<br>A389-R1-RM-505 Rev B – Surface Water Catchment Plan                                                            | 06.02.26                 | 260321        | before occupation of phase   | SuDS Management and Maintenance Plan:<br>Approved                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 16.03.26   |

| Condition of 191068 | Drawing No/ Document Reference                                                                                                                                                                                                                                                                                                                            | Received by the LPA                             | LPA Reference | Stage                        | Comments                                                                                                                    | Approval |
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|                     | A389-R028A - Parcel R10 – Phase 2b of the South Wokingham Strategic Development Location SUDS Maintenance Note (February 2026)                                                                                                                                                                                                                            |                                                 |               |                              |                                                                                                                             |          |
| Condition 36        | A389-R010 Rev B - Construction Environmental Management Plan                                                                                                                                                                                                                                                                                              | 06.08.25                                        | 250664        | before commencement of phase | WBC Trees and Landscaping – no objection<br>WBC Ecology – no objection<br>Highways – no objection to revision B<br>Approved | 05.09.25 |
| Condition 41        |                                                                                                                                                                                                                                                                                                                                                           |                                                 |               | before installation          | details of any plant enclosure:                                                                                             |          |
| Condition 44        | GE22990-TN01-250214 Technical Note Dated 14.02.25                                                                                                                                                                                                                                                                                                         | 11.04.25                                        | 250912        | before commencement of phase | contaminated land assessment & verification report:<br>WBC Environmental Health no objection                                | 04.07.25 |
| Condition 56        | 817121_MHS_0002_A Parking Management Strategy                                                                                                                                                                                                                                                                                                             | 06.02.26                                        | 260321        | before occupation of phase   | Parking Management Strategy:<br>Approved                                                                                    | 16.03.26 |
| Condition 60        | A389-R10-DD-101 C2 General Arrangement-SHEET 1<br>A389-R10-DD-102 C2 General Arrangement-SHEET 2<br>A389-R10-DD-103 C2 General Arrangement-SHEET 3<br>A389-R10-DD-104 C2 General Arrangement-SHEET 4<br>A389-R10-DD-105 C2 General Arrangement-SHEET 5<br>A389-R10-DD-106 C2 General Arrangement-SHEET 6<br>A389-R10-DD-401 C2 Engineering Layout-SHEET 1 | 19.03.25<br><br>Revised plans received 06.03.26 | 250665        | before commencement of phase | Highway Construction details:<br>Approved                                                                                   | 10.04.26 |

| Condition of 191068 | Drawing No/ Document Reference                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Received by the LPA | LPA Reference | Stage | Comments | Approval |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|---------------|-------|----------|----------|
|                     | A389-R10-DD-402 C1 Engineering Layout-SHEET 2<br>A389-R10-DD-403 C1 Engineering Layout-SHEET 3<br>A389-R10-DD-404 C1 Engineering Layout-SHEET 4<br>A389-R10-DD-405 C1 Engineering Layout-SHEET 5<br>A389-R10-DD-406 C1 Engineering Layout-SHEET 6<br>A389-R10-DD-701 C3 External Works Plan-SHEET 1<br>A389-R10-DD-702 C2 External Works Plan-SHEET 2<br>A389-R10-DD-703 C2 External Works Plan-SHEET 3<br>A389-R10-DD-704 C2 External Works Plan-SHEET 4<br>A389-R10-DD-705 C2 External Works Plan-SHEET 5<br>A389-R10-DD-706 C2 External Works Plan-SHEET 6<br>A389-R10-RM-711 Highway Construction Details Sheet 1<br>A389-R10-RM-712 Highway Construction Details Sheet 2<br>A389-R10-DD-713 B Private Highway Construction Details |                     |               |       |          |          |